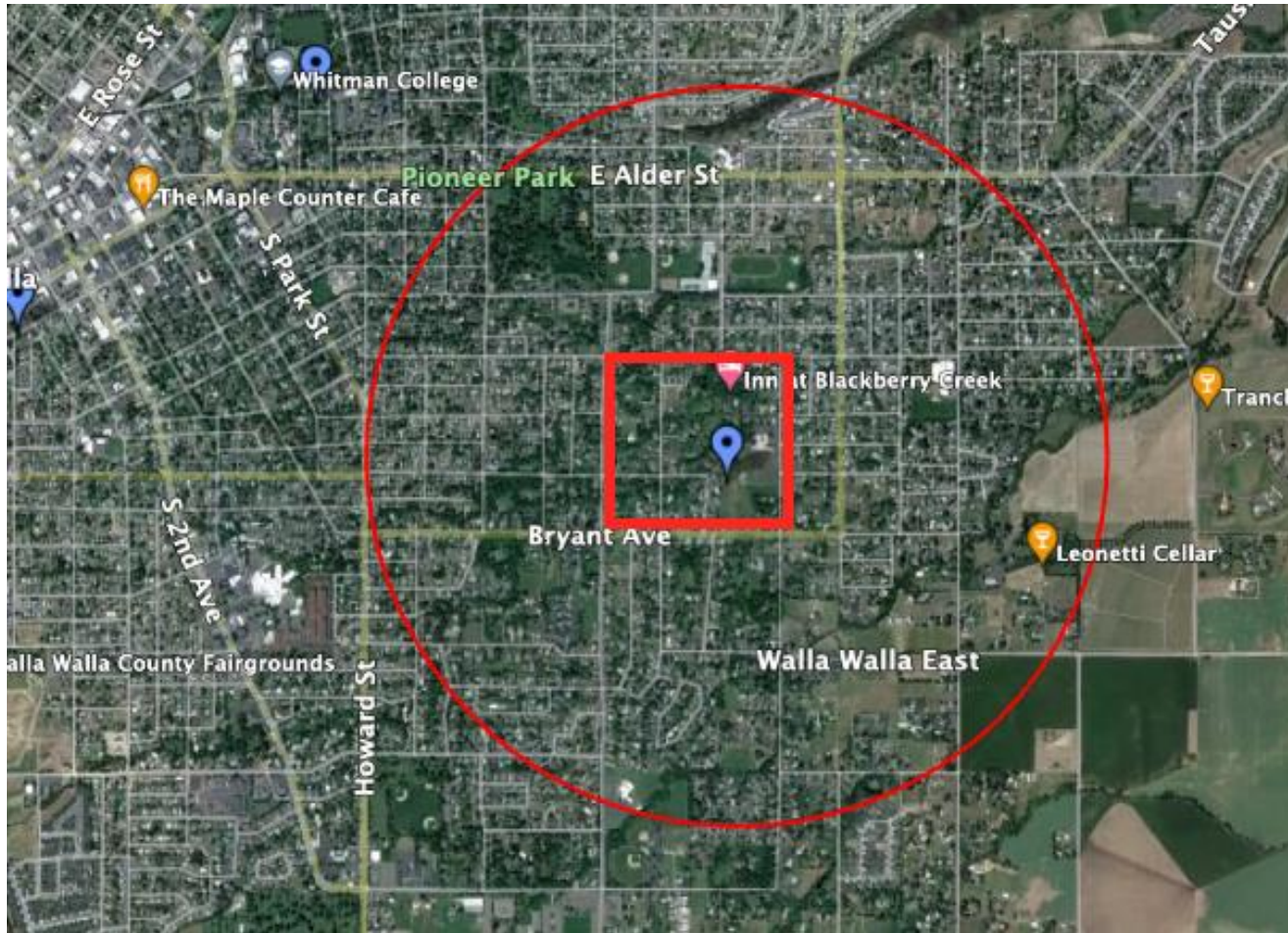


Alternative Sites Analysis

AT&T WL4557 Walla Walla Mill Creek

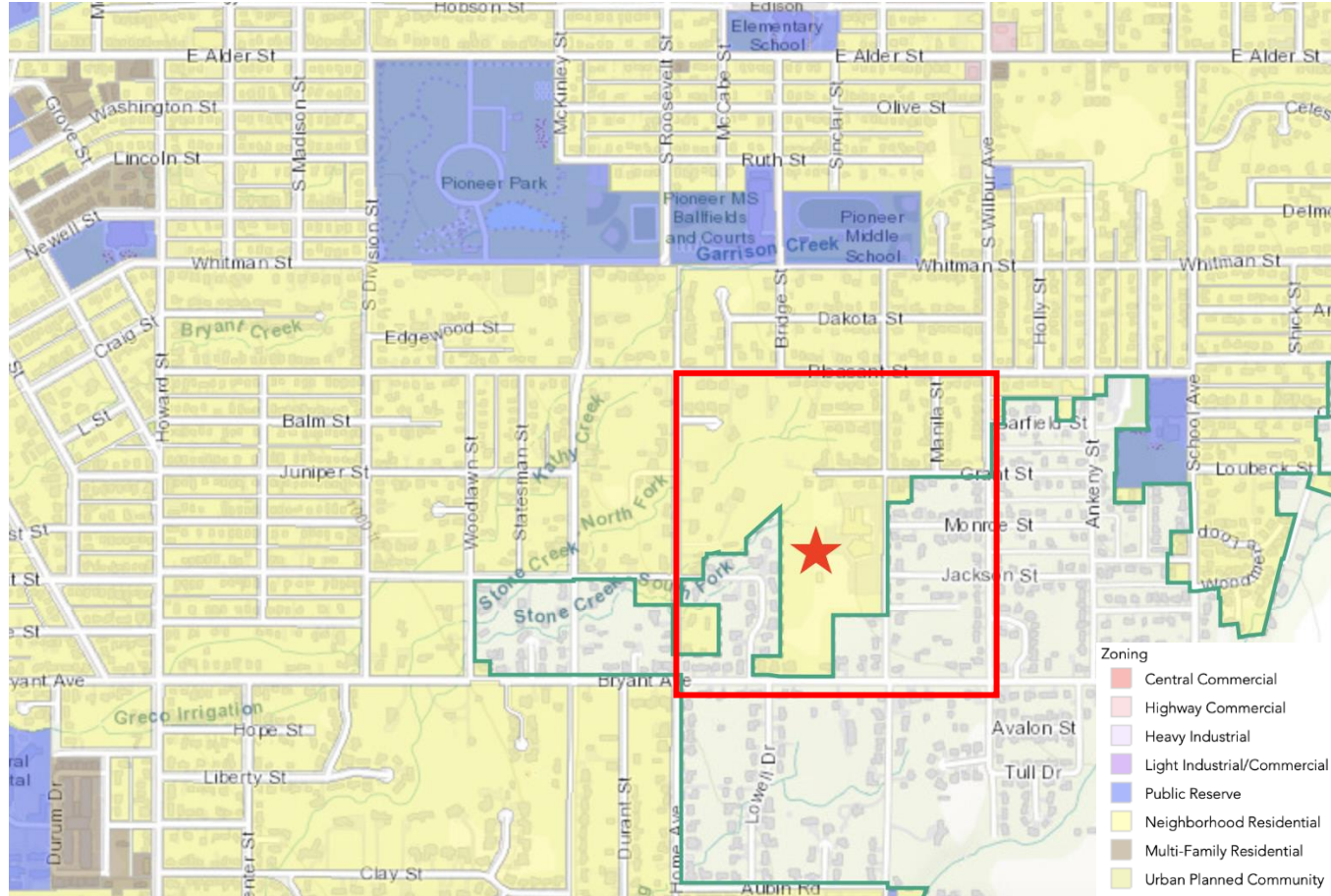
928 Sturm Ave

Search Ring & Coverage Objectives



- The primary objective of the proposed new Facility is to fill a significant coverage gap in the City of Walla Walla. Currently, portions in and around Walla Walla East have minimal to no 4G voice service.
- The targeted service area is within the red circle. In order to fill the current gap in coverage within this area, AT&T needed to secure a location near the center of the Search Ring (search ring = red square). Please also see Attachment 16 – RF Justification.
- Moving the Facility toward the edges of the Targeted Service Area in any direction could cause interference with other existing AT&T sites and limit the improvement in services near the center of the circle where there currently exists a significant coverage gap.

Zoning Considerations

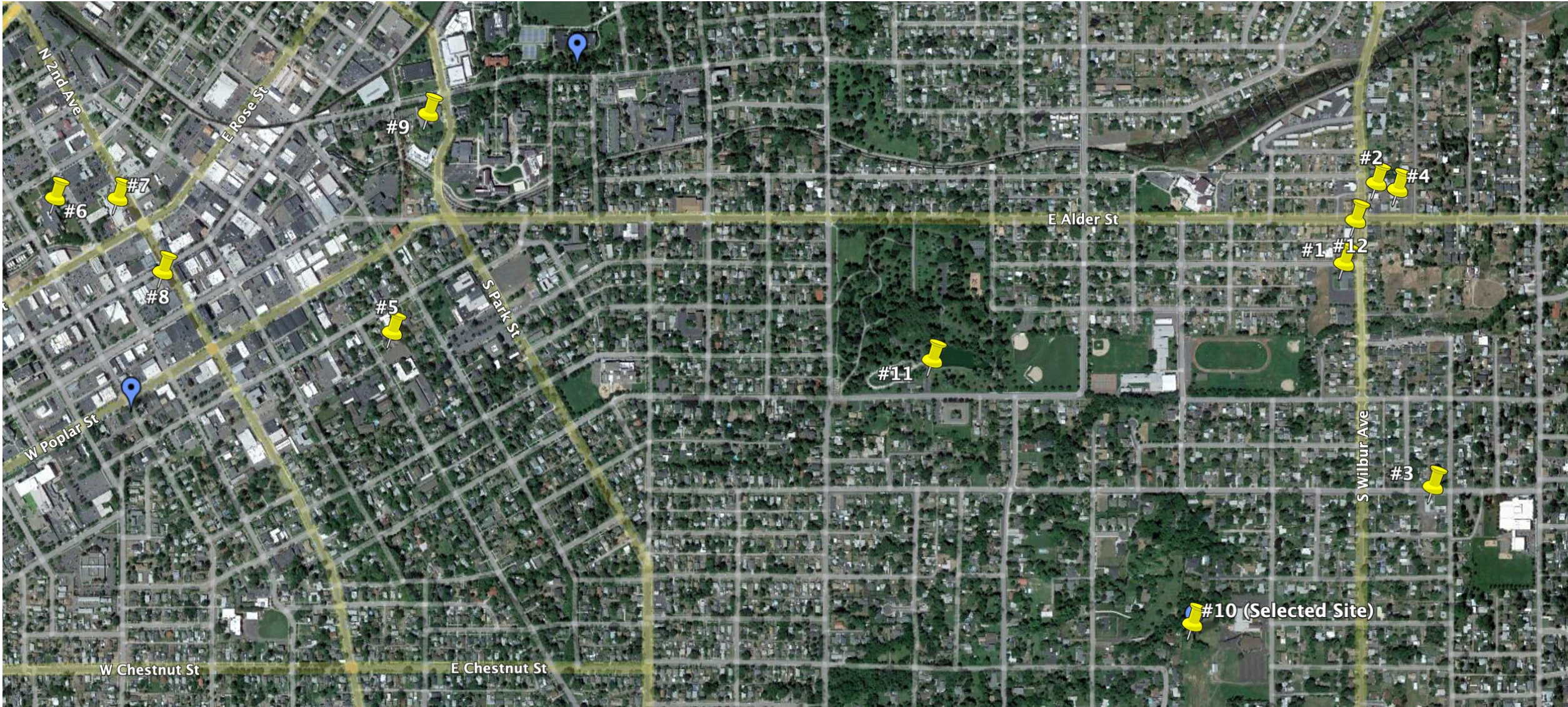


- The area within the Search Ring is zoned exclusively residential, which is the lowest ranked preference for wireless communication facilities.
- The commercial zoning districts outside of the search ring and to the west of the proposed location have existing AT&T facilities.
- In the PR zone, WCF can be attached to existing public facilities but there limited existing facilities available.
- The area of the Search Ring in Walla Walla County is zoned urban residential, a zone in which WCF are not allowed.
- In residential zones, WCF are only allowed on non-residential use properties (i.e. Churches), which limits the number of available properties on which to locate.
- Please see Siting Hierarchy Table on the following page for more details on the zoning considerations.

Siting Hierarchy

Order of Preference for Siting a WCF	Available options for locating a WCF
<i>Existing or replacement antenna support structures and alternative antenna support structures</i>	There are no existing antenna support structures within ¼ mile of the proposed site given that the City of Walla Walla previously did not allow WCFs in residential zones. The closest existing WCF is over 1 mile to the south. This is not only too far to meet the coverage objectives, but also too close to an existing AT&T facility to the west. Additionally, there are no buildings/structures within the search area that can provide the 65ft in elevation needed to meet the coverage objectives.
<i>Structures or sites used exclusively for Industrial purposes</i>	The search ring is zoned residential and does not include any sites exclusively used for Industrial purposes either within the ring or nearby.
<i>Attached to existing public facilities such as water towers, utility structures, fire stations, bridges, and other public buildings within the CC, CH, IL/C, IH, and AD zoning districts not utilized primarily for recreational uses</i>	The Search Ring is zoned residential. Outside of the Search Ring but still within the service area, there are few properties zoned CC, CH, IL/C, IH, or AD. Of those, there are two (2) properties zoned CH (Commercial Highway) to the northwest of the Search Ring. However, those properties do not include public facilities on which to attach. And within the commercial and industrial zones to the west of the proposed location (again, outside of the Search Ring), there are already AT&T sites. As such, this facility cannot be moved into those zones on any existing public facilities as it would cause interference with the existing sites and leave the coverage gap in Walla Walla East.
<i>Structures or sites used exclusively for manufacturing, commercial, and office uses in the ZCC, CH, IH, and IL/C zones</i>	As described above, there are two (2) properties zoned CH approximately 0.5 mile to the northwest of the proposed location. These properties are currently used for commercial purposes. Please see Alternative Locations Table for more details on these locations.
<i>Attached to existing public facilities such as water towers, existing or replacement utility structures, fire stations, bridges, and other public buildings within public reserve zones</i>	There are multiple properties zoned PR near the search ring. These include: two (2) schools (the school district does not allow WCF) and two (2) city-owned parcels (that would require a new structure).
<i>Facilities within the RN or RM zones, as allowed per 20.170</i>	The Search Ring is zoned Neighborhood Residential (RN), and per Section 20.170.50, WCFs are only allowed on "non-residential" use properties. This limits the available locations to site a WCF. Please see details on alternative locations on the following pages.

Alternative Site Locations: As stated previously, a search ring is provided by the RF engineers that build the AT&T network. We reviewed their request and compared it to existing zoning, development requirements, land uses, existing conditions, etc. After this review, we identified 13 properties as potential sites. The map below shows each of these locations with a yellow pin (blue pins represent existing AT&T facilities):



ALTERNATIVE SITE LOCATIONS

Site Location		Site Description	Summary
1	342 S. Wilbur Street	Walla Walla Assembly (Church) RN Zone Raw Land	<ul style="list-style-type: none"> This property was contacted as a potential location for a new stealth facility but did not respond.
2	1603 E. Alder Street	7-11 HC Zone Raw Land	<ul style="list-style-type: none"> This property was contacted as a potential location for a new stealth facility but did not respond. Although this is a higher-ranked location, it is still adjacent to residential properties.
3	1520 Pleasant Street	United Methodist Church RN Zone Raw Land	<ul style="list-style-type: none"> This property was contacted as a potential location for a new stealth facility and responded. This property is much smaller than the Subject Property chosen for the new facility. There are limited locations where a facility could be placed to meet the required 65' setbacks. Those locations on the property where the 65' setbacks can be met do not have existing vegetation to provide the natural screening that the subject parcel provides.
4	1625 E. Alder Street	Church RN zone Raw Land	<ul style="list-style-type: none"> This property was contacted as a potential location for a new stealth facility and responded. This location is also in the RN zone. It is north of the search ring, but within the Targeted Service Area. As such, it would help fill the coverage gap but could limit the service improvements in the southern portion of the Targeted Service Area. The size of the parcel would make it difficult to locate a WCF that meets setbacks without impacting the current use of the property. The church is surrounded by residential properties and does not include the vegetation and trees that subject property has that help screen and blend the monopine with its surroundings.
5	323 Catherine Street	St. Paul's Episcopal Church RM Zone Raw Lane	<ul style="list-style-type: none"> This property was contacted as a potential location for a new stealth facility but did not respond. Additionally, this property is outside of the search ring and close to an existing AT&T facility. As such, it would not adequately meet the coverage objectives.
6	201 N. 3 rd Street	U.S. Army Corps of Engineers PR Zone Building	<ul style="list-style-type: none"> This property was contacted as a potential location for a new facility but did not respond. Additionally, this property is outside of the search ring and close to an existing AT&T facility. As such, it would not adequately meet the coverage objectives.

ALTERNATIVE SITE LOCATIONS

Site Location		Site Description	Summary
7	6 W. Rose Street	Marcus Whitman Hotel CC Zone Building	<ul style="list-style-type: none"> This property was contacted as a potential location for a new facility but did not respond. Additionally, this property is outside of the search ring and close to an existing AT&T facility. As such, it would not adequately meet the coverage objectives.
8	7 W. Main Street	Bank CC Zone Building	<ul style="list-style-type: none"> This property was contacted as a potential location for a new facility but did not respond. Additionally, this property is outside of the search ring and close to an existing AT&T facility. As such, it would not adequately meet the coverage objectives.
9	280 Boyer Avenue	Reid Campus Center PR Zone Existing Radio Tower	<ul style="list-style-type: none"> This property was contacted as a potential location for collocation but did not respond. Additionally, this property is outside of the search ring and close to an existing AT&T facility. As such, it would not adequately meet the coverage objectives.
10	928 Sturm Avenue	Blue Mountain Community Church RN Zone Raw Land	<ul style="list-style-type: none"> This is the subject property chosen to locate a new wireless communication facility. It is in the center of the search ring and will meet both coverage and capacity in all directions. The property consists of multiple large parcels with mature existing trees and vegetation that provide natural screening to the proposed facility. The location will not impact the current use of the property.
11	940 E Alder St	Pioneer Park PR Zone Raw Land	<ul style="list-style-type: none"> There are not existing public facilities on which to collocate that would provide the minimum height to meet the coverage objectives. The park is north of the search ring and would limit coverage and capacity improvements to the south.
12	1580 E Alder St	Franz Bakery Outlet HC Zone Raw Land	<ul style="list-style-type: none"> Although this is a higher-ranked location, it is still adjacent to residential properties. Additionally, the property is too small to locate a new WCF and meet required setbacks, and the existing building is too short.